

Memphis and Shelby County Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: February 1, 2018

Case #: _____

PLEASE TYPE OR PRINT

Name of Development: One Beale PD Amended

Property Owner of Record: See Attached Phone #: _____

Mailing Address: _____ City/State: _____ Zip _____

Property Owner E-Mail Address: _____

Applicant: Carlisle Corporation Phone # 901-526-5000

Mailing Address: 263 Wagner Place City/State: Memphis, TN Zip 38103

Applicant E-Mail Address: cgcarlisle@carlislecorp.com

Representative: SR Consulting, LLC (Cindy Reaves) Phone #: 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Representative E-Mail Address: cindy@srce-memphis.com

Engineer/Surveyor: SR Consulting, LLC Phone # 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Engineer/Surveyor E-Mail Address: cindy@srce-memphis.com

Street Address Location: 0, 245, 263 Wagner Place; 245, 275 287 S. Front St.

Distance to nearest intersecting street: At the southwest and southeast corner of Beale Street and Wagner Place; At the northwest and northeast corner of Wagner Place and Pontotoc Avenue

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Area in Acres:	<u>2.40</u>	<u>0.81</u>	<u>1.01</u>	<u>0.83</u>
Existing Zoning:	<u>SM</u>	<u>SM</u>	<u>SM</u>	<u>SM</u>
Existing Use of Property	<u>Office, Parking & Vacant Land</u>	<u>Parking</u>	<u>Machine Shop</u>	<u>Vacant Land & Bldg</u>
Requested Use of Property	<u>Mixed Use</u>	<u>Mixed Use</u>	<u>Mixed Use</u>	<u>Mixed Use</u>

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: _____ Bedrooms: _____

Expected Appraised Value per Unit: _____ or Total Project: _____

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?

Yes ☒ No ☐

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

The proposed development will benefit surrounding neighbors and stakeholders.

- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

Existing utilities are adequate to serve the development and improvements will be provided as needed.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

The service facilities will be in accordance with the appropriate zoning district and any variations will be compatible with surrounding land uses.

- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

The requested modifications will increase public interest and future development in the area.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

If needed, common elements will be maintained by an owners' association.

- Lots of records are created with the recording of a planned development final plan.

If required, lots of record will be create with the recording of the final plat.

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: Jan. 29, 2018 with Chip Saliba

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: ☐ Yes or ☒ Not Yet
(If yes, documentation must be included with application materials)

SIGN POSTING – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

Property Owner of Record

Date

Applicant

Date

Signatory for One Beale, LLC; Carlisle Hotels,
Inc.; Front Street Devco LLC; Carlisle Corp.

GUIDE FOR SUBMITTING PLANNED DEVELOPMENT APPLICATION (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

A **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:

- 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
- 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

(For additional information concerning these requirements contact Land Use Control Section at (901) 576-6601.)

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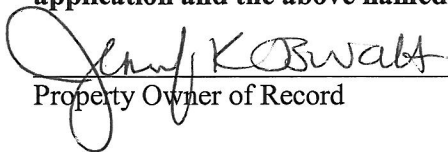
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 2/6/18
Property Owner of Record Date

Applicant

Date

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Date: February 1, 2018

To: Memphis & Shelby County Office of Planning & Development

Re: One Beale Planned Development Amended, Formerly PD 15-308

Letter of Intent

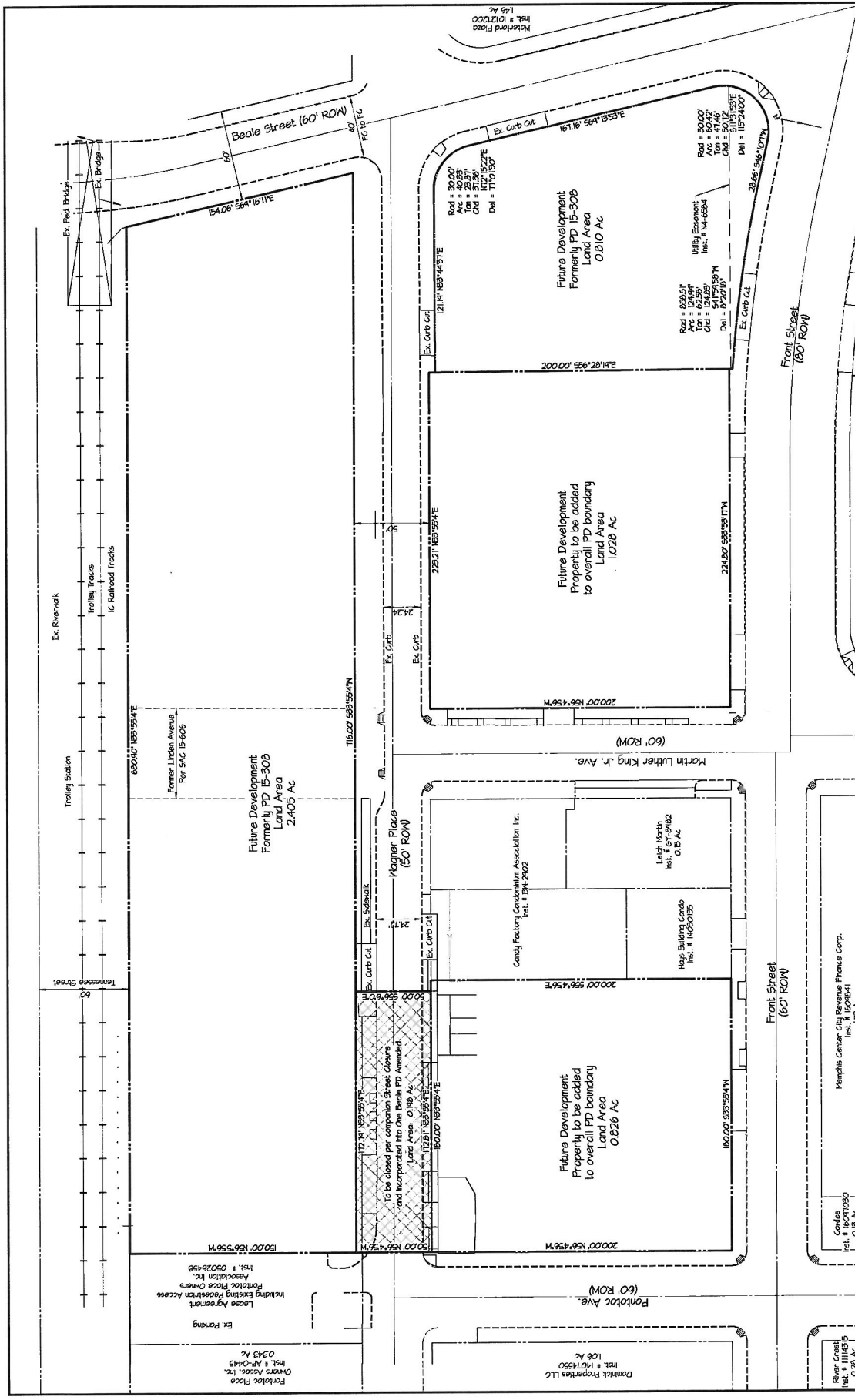
On behalf of the Carlisle Corporation, we are pleased to submit for approval the attached One Beale Planned Development Amendment application to add the property into this mixed use development as shown on the Outline Plan. The site is within the South Main (SM) District of the South Central Business Improvement District (SCBID). The previous PD was approved by the Memphis City Council on August 4, 2015 per Case No. PD 15-308. With this amendment, 3 parcels are being added to the overall boundary of the development for a total of approximately 5.265 acres.

The Outline Plan Conditions will remain unchanged from PD 15-308. A companion application for Street Closure time extension approval is being submitted for a portion of Linden Avenue west of Wagner Avenue which was previously approved by the Memphis City Council on August 4, 2015. A second companion application is being submitted for Street Closure of a portion of Wagner Place north of Pontotoc Avenue in order to incorporate the closure area into the One Beale development.

One Beale PD will be a world class development that includes a luxury hotel, apartments, office space, restaurants, spa, and on-site parking. We feel this development will not have an adverse impact on the surrounding neighborhood. We appreciate your support on this project. Please call if you have any questions.

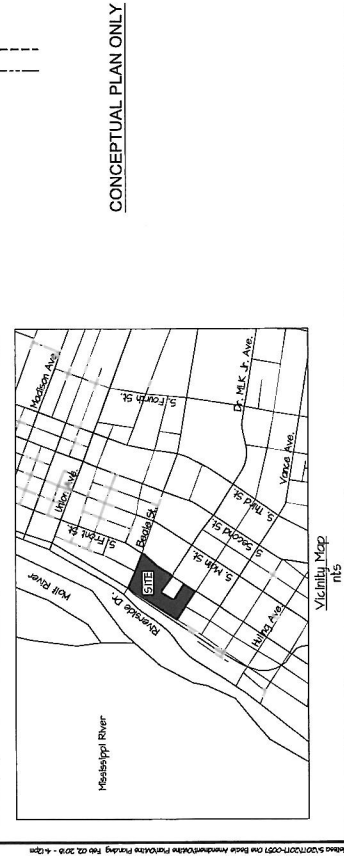
Sincerely,

Cindy Reaves



OUTLINE PLAN
ONE BEALE PD AMENDED
OWNERS:
 ONE BEALE LLC; CARLISLE HOTELS, INC.
 CENTER CITY REVENUE FINANCE CORPORATION
 FRONT STREET DEVCO LLC
 WARD 2; BLOCKS 70; 71; PARCELS 1C, 3Z; 4C
 WARD 2; BLOCKS 98; 99; PARCELS 4; 5; 2C, 8
 5.267 ACRES
 FORMERLY PD 15-30B
 MEMPHIS, TENNESSEE
 FEBRUARY 2018
 SHEET 1 of 1

SR CONSULTING LLC
 ENGINEERING - PLANNING
 5800 University Oaks Drive
 Suite 200
 Memphis TN 38134
 (901) 375-0880
 (901) 375-0370
 www.srcc-memphis.com



Outline Plan Conditions
One Beale Planned Development Amended
PD 18-__

I. PERMITTED USES

- A. Uses permitted by right in the South Central Business Improvement District (SCBID) South Main (SM) District including the additional following uses shall be allowed without a Special Use Permit and approved as a part of this Planned Development:

1. Hotel
2. Spa
3. Tavern, Cocktail Lounge or Night Club with Greater than 125 seats
4. Assembly/Performance Hall
5. Convention Center

- II. There shall be an exemption from the maximum amount of street frontage of 100 linear feet.

III. BULK REGULATIONS

- A. The bulk regulations shall be in conformance with the South Central Business Improvement District (SCBID) South Main (SM) District Regulations with exceptions.
1. There shall be no maximum density requirements
 2. Building setbacks shall be 0 feet along street frontages except where encroachments are permitted.
 3. The One Beale building of Phase 1 will be allowed to encroach 11 feet into the Wagner ROW at street level. An encroachment agreement will be necessary.
 4. The Maximum Height shall be 450' with stepped down towers from north to south.

IV. CIRCULATION, ACCESS AND PARKING

- A. Shared Parking shall be approved for all permitted uses.
- B. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.
- C. The City Engineer shall approve the design, number and location of curb cuts.
- D. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontages of this site as necessary.

- E. There shall be a right in/right out curb cut on Beale Street subject to approval by the City Engineer and the proposed traffic study.
- F. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- G. Dedicate a 5 foot property line radius at the intersection of Wagner Place and Beale Street.
- H. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.
- I. An ADA compliant limited pedestrian easement that connects Wagner Place to the existing handicap accessible railroad crossing, trolley stop and bluff walk shall be recorded and shown on the Final Plat of Phase 1 and subject to City Engineer's approval.
- J. The pedestrian access must include proper signage and way finding for the general public to access MATA's trolley station on the bluff.
- K. Wagner will be converted into one way southbound from Beale to MLK Avenue.
- L. The aforementioned one way section of Wagner can be reduced in width to 20' face of curb to face of curb.
- M. The sidewalk width on this section of Wagner will be increased to 12'.

V. LANDSCAPING

- A. Install Type S-1 Modified Streetscape Plate along Beale Street or an equivalent alternative as approved by OPD.
- B. Install Type S-1 Modified Streetscape Plate along Wagner Place or an equivalent alternative as approved by OPD.
- C. Parking lots and garages shall be landscaped with Plate A-6, A-7 (UDC 7.2.8) or equivalent streetscape approved by the Office of Planning and Development.

VI. DRAINAGE

- A. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.

- B. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

VII. SIGNS

- A. Signage shall be in conformance with regulations established for Mixed Use Districts as defined in Section 4.9.7 D.
- B. Location and design of signs shall be shown on the Final Plat

VIII. OTHER

- A. The building elevation and building facade must receive final approval from OPD during the Final Plat process, which shall occur after review by the Downtown Memphis Commission's Design Review Board.
 - B. If multiple buildings are erected, the buildings height must step up in elevation from south to north.
 - C. The existing billboard on the parcel on the southeast corner of Beale Street and Wagner Place must be removed before the recording of a Final Plat for that parcel.
 - D. If SAC 15-606 is approved, all the conditions of its approval must be met before the recording of the Final Plat of Phase 1 and the quitclaim deed of the ROW must be recorded concurrently with or after the recording of the Final Plat of Phase 1.
- IX. A final plan shall be filed within five (5) years of the approval of the general plan. The Land Use Control Board may grant extensions at the request of the applicant.
- X. Any final plan is subject to the administrative approval of the Office of Planning and Development and shall include the following:
- A. The Outline Plan conditions.
 - B. The location and dimensions, including height of all buildings or buildable areas, pedestrian and utility easements, service drives, parking areas, trash receptacles, loading facilities, and required landscaping and screening areas.
 - C. The location and ownership, whether public or privates of any easement.

Property Owners of Record

Parcel ID: 002-070-00001C

Name: One Beale, LLC (Managing Member: Carlisle Corporation)

Address: 263 Wagner Place

Memphis, TN 38103

Phone: 901-526-5000

Email: cgcarlisle@carlislecorp.com

Parcel ID: 002-071-00004C

Name: Center City Revenue Finance Corporation

Address: 114 N. Main St.

Memphis, TN 38103

Phone: 901-575-0543

Email: morris@downtownmemphis.com

Parcel ID: 002-099-00002C

Name: Carlisle Hotels, Inc. (Managing Member: Carlisle Corporation)

Address: 263 Wagner Place

Memphis, TN 38103

Phone: 901-526-5000

Email: [cgcarlisle @carlislecorp.com](mailto:cgcarlisle@carlislecorp.com)

Parcel ID: 002-098-00004, 002-098-00005, 002-099-00008

Name: Front Street Devco LLC

Address: 263 Wagner Place

Memphis, TN 38103

Phone: 901-526-5000

Email: cgcarlisle @carlislecorp.com